

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 31 May 2021, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 8:30**

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

Laura Milandri (LM)  
Peter Buttgens (PB)

**Members of Staff**

Ms Aneeqah Brown (AB) (secretary)  
Mr Jonathan Windvogel (JW) (Assistant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Xola Mlwandle (XM) (Intern)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Zikhona Sigonya (ZS) (Intern Admin support)  
Ms Muneerah Solomon (MS)  
Ms Ayanda Mdludlu (AM)

**Legal Advisor**

Ms Cathy-Ann Potgieter (CAP)

**Visitors**

Ms. Nicolene Visser

**Observers**

None

**3. Apologies**

**Absent**

None

**4. Approval of Agenda**

4.1 31 May 2021

**5. Approval of Minutes of the Previous Meeting**

5.1 17 May 2021

5.2 24 May 2021

**6. Disclosure of conflict of interest**

6.1 LM: Item 11.2 & 12.32

**7. Confidential matters**

7.1 None

**8. Standing Items**

**8.1 Site inspections undertaken.**

8.1.1 None

**8.2 Proposed Site Inspection**

8.2.1 None

**8.3 Site Inspection Reports**

**8.4 Preparation for the upcoming coming committee meetings**

8.4.1 APM 2 June 2021

**8.5 Interim and Close out Reports**

8.5.1 None

**8.6 Incomplete Applications**

11.1 **Proposed Additions and Alterations on Erf 100, 39 Barnard Street, Gansbaai, S34-A&A  
Case No: 21042809XM0507E**

12.3 **Proposed Additions and Alterations on Erf 17299, 110A Main Road, Paarl, S27-A&A  
Case No: 21030215AM0519E**

12.7 **Proposed Additions and Alterations on Erf 624, 1 Loader Street, De Waterkant, S34-A&A  
Case No: 21041401AM0518E**

12.9 **Proposed Additions and Alterations on Erf 86775, 11 Milner Road, Muizenberg, S34-A&A  
Case No: 21040101AM0521E**

**9. Administrative Matters**

9.1 None

**10. Appointments**

10.1 None

**MATTERS TO BE DISCUSSED**

**11. MATTERS ARISING**

11.1 **Proposed Additions and Alterations on Erf 100, 39 Barnard Street, Gansbaai, S34-A&A  
Case No: 21042809XM0507E**

**INCOMPLETE APPLICATION**

Whale Coast Conservation Body comment required.

**XM**

11.2 **Proposed Additions and Alterations on Erf 118893, 9 Primrose Avenue, Claremont, S34-A&A  
Case No: 20120207SM1202E**

Ms Xola Mlwandle introduced the case.

LM recused herself from the discussion and left the meeting.

### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 26 May 2021.
- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Upper Claremont Residents and Ratepayers support the proposal.

### **DECISION**

The Committee resolved to approve the application.

**XM**

### **11.3 Proposed Additions and Alterations on Erf 31796, 47 Alma Road, Rosebank, S34-A&A Case No: 21042106MS0422E**

Ms Muneerah Solomon introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 25 May 2021.
- Graded NCW
- Within HPO
- CoCT supports the proposal.
- RAMPAC supports the proposal.

### **DECISION**

The Committee resolved to approve the application.

**MS**

### **11.4 Proposed Total Demolition on Erf 495, 9 Dirkie Uys Street, Franschhoek, S34-TD Case No: 21040711MS0428E**

Ms Muneerah Solomon introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 25 May 2021
- HOMs graded NCW.
- Inside HPO
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation had no objections.

### **DECISION**

The Committee resolved to approve the application.

**MS**

### **11.5 Erf 7824, 2 Voortrekker Road, Grabouw Case No: 21042904XM0503E**

Ms Xola Mlwandle introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded III C.
- Repair to roof structures
- Previous application submitted to HWC.
- This application was made for building previously excluded.
- Information received on 26 May 2021.

## **DECISION**

The Committee resolved to approve the application on condition that all down pipes used are to be round in profile.

**XM**

## **12. NEW MATTERS**

### **12.1 Proposed Additions and Alterations on Erf 12619, 583 Main Road Paarl, S34-A&A Case No: 21051808AM0518E**

Ms Ayanda Mdludlu introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- Within Paarl special character area overlay zone.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal.

#### **DECISION**

The Committee resolved to approve the application on condition that Lime mortars be are used where existing.

**AM**

### **12.2 Proposed Additions and Alterations on Erf 12686, 9 Huising Street, Somerset West, S34-A&A Case No: 21050403AM0519E**

Ms Ayanda Mdludlu introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Heldeberg Renaissance recommends Section 51 letter be issued as work has commenced.

#### **FURTHER REQUIREMENTS**

Case officer to confirm with applicant if work has commenced.

**AM**

### **12.3 Proposed Additions and Alterations on Erf 17299, 110A Main Road, Paarl, S27-A&A Case No: 21030215AM0519E**

#### **INCOMPLETE APPLICATION**

Internal photographs and comments from conservation bodies required.

**AM**

### **12.4 Proposed Additions and Alterations on Erf 2920, 24 Swellengrebel Street, Swellendam, S27.MW Case No: 21051406AM0521E**

Ms Ayanda Mdludlu introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded PHS
- Swellendam Heritage Association supports the proposal.
- Swellendam Municipality supports the proposal.
- HWC notes the previous further requirements in 2020, that required a CMP to be submitted and it is still outstanding.
- HWC notes this application is just for maintenance.

## **DECISION**

The Committee resolved to approve the application on condition that.

1. Work be monitored by an architect with heritage experience.
2. A close out report with photographs to be submitted within 30 days of practical completion.

**AM**

### **12.5 Proposed Additions and Alterations on Erf 51714, 26 Garrison Road, Claremont, S34-A&A Case No: 21051805AM0520E**

Ms Ayanda Mdludlu introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application.
- Outside HPO
- Graded NCW
- CoCT supports the proposal.
- The Committee notes work has already been completed.

## **DECISION**

HWC does not condone illegal work. Section 51 letter to be issued.

**AM**

### **12.6 Proposed Additions and Alterations on Erf 57027, 32 Roosevelt Road, Claremont, S34-A&A Case No: 21050504AM0520E**

Ms Ayanda Mdludlu introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

## **DECISION**

The Committee resolved to approve the application.

**AM**

### **12.7 Proposed Additions and Alterations on Erf 624, 1 Loader Street, De Waterkant, S34-A&A Case No: 21041401AM0518E**

## **INCOMPLETE APPLICATION:**

CoCT stamped plans and updated conservation body comments required.

**AM**

**12.8 Proposed Additions and Alterations on Erf 8144, 75 Berg Road, Fish Hoek, S34-A&A**  
**Case No:** 21041914AM0520E

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Fish Hoek Valley Ratepayers and Residents supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**AM**

**12.9 Proposed Additions and Alterations on Erf 86775, 11 Milner Road, Muizenberg, S34-A&A**  
**Case No:** 21040101AM0521E

**INCOMPLETE APPLICATION:**

Internal, external, contextual photographs, CoCT and Muizenberg Historical comments required.

**AM**

**12.10 Proposed Additions and Alterations on Erf 2108, 2109, 6176, 18-24 Crozier Street, Stellenbosch, S27-Alterations**  
**Case No:** 21040628MS0520E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded PHS
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- HOMs is of the opinion that a different approach would be more appropriate and that BELCom would be the appropriate committee to deal with the application.
- HOMs can support the glass intervention at the library façade as this is a singular occurrence.

**HELD OVER:**

Referred to BELCom on 10 June 2021.

**MS**

**12.11 Proposed Additions and Alterations on Erf 253, 4 Mimosa Road, Scarborough, S34-A&A**  
**Case No:** 21052001MS0521E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.12 Proposed Additions and Alterations on Erf 29402, 1 Raleigh Road, Mowbray, S34-A&A**  
**Case No:** 21051707MS0519E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Outside HPO
- CoCT supports the proposal.
- Rosebank and Mowbray Planning and Aesthetics Committee supports the proposal.
- The Committee notes that work has already commenced.

**DECISION**

HWC does not condone illegal work. Section 51 letter to be issued.

**MS**

**12.13 Proposed Additions and Alterations on Erf 33638, 86 Church Street, Athlone, S34-A&A**  
**Case No:** 21050617MS0521E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.14 Proposed Additions and Alterations on Erf 4782, 28 Killarney Street, Bellville, S34-A&A**  
**Case No:** 21021108MS0519E

**INCOMPLETE APPLICATION:**

CoCT comments required.

**MS**

**12.15 Proposed Additions and Alterations on Erf 50929, 16 St Thomas Road, Lynfræ, S34-A&A**  
**Case No:** 21051804MS0519E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfræ Civic Association supports the proposal..

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.16 Proposed Total Demolition on Erf 534, 13 Malan Street, Wellington, S34-TD**  
**Case No:** 21050612MS0520E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Inside Wellington special character protected overlay zone
- DHF supports the proposal.
- Drakenstein Municipality supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.17 Proposed Additions and Alterations on Erf 89743, 35 Gatesville Road Kalk Bay, S34-A&A**  
**Case No:** 21042907MS0520E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- Kalk Bay & St James Ratepayers and Residents Association has no objections.
- CoCT has no objections.

**FURTHER REQUIREMENTS:**

Comments of official letterhead to be submitted to HWC.

**MS**

**12.18 Proposed Additions and Alterations on Erf 534, Dokin Street Lot 3A, Caledon S34-A&A**  
**Case No:** 21051201MS0513E

**INCOMPLETE APPLICATION:**

Minor works application and floor plans of previous materials to be submitted.

**MS**

**12.19 Proposed clearance of vegetation and establishment of new cultivation areas Bookram, 30 La Rochelle Laaiplek, S38(8)-NID**  
**Case No:** 21051402SB0518E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the blue palaeo-sensitive area on the SAHRIS map.
- Proposed clearance of vegetation and establishment of new cultivation areas will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

**SB**



**12.20 Proposed Protea Park housing project in new infill sites, Off Charel Uys Drive, Gardenia Street and Acacia Crescent on Erven 2692, 2729, 2375, 2488, 6093, Atlantis, S38(8)-NID  
Case No: 21050301SB0518E**

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no structure older than 60years on site.
- Site heavy degraded, archaeological resource unlikely to be encountered.
- Low paleontological sensitivity on the SAHRIS palaeo-sensitivity map.
- Proposed Protea Park housing project in new infill sites will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

SB

**12.21 Proposed Agricultural expansion on Farm 474, Welgegund, Ceres, Witzenburg, S38(8)-NID  
Case No: 21051710SB0518E**

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Site in situated within Graded III landscape
- a visit to the farm on the 15 April 2021 identified no archaeological resource on site.
- Dr Almond concluded that very low chance to impact to paleontological heritage resource.
- Proposed agricultural expansion will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

SB

**12.22 Proposed Periodic Maintenance of Trunk Road (TR) 65/1 from km 15.4 to km 32.62, TR 31/3 from km 47.0 to km 61.49, Divisional Road (DR) 1354 from km 2.68 to km 3.70, DR 1352 from km to km 2.01, Ondergeskikte Pad (OP) 6069 from km 0.00 to km 0.24, OP 6072 from km 0.40 to km 0.66 & km 2.82 to km 3.36, and OP 6074 from km 0.00 to km 0.45TR 65-1, TR 31-3, DR 1354, DR 1352, UR 6069, UR 6074, Barrydale, S38(8)-NID  
Case No: 21051904SB0520E**

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Proposed periodic maintenance of Truck Road will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

SB

**12.23 Permit Report for Excavation Work (2009-2012) On Vr003 Farm Varscherivier 260, Vredendal, S35- report**

**Case No:** 16062111AS0622E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Refer to committee APM committee for their expertise.

**HELD OVER:**

Referred to APM on 2 June 2021.

**SB**

**12.24 Proposed residential estate on Portion 126 of Farm 304, on the corner of Dr1888 and PO394 Road, Keurboom strand, Plettenberg Bay S38(8)-NID**

**Case No:** 21041912SB0510E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the red palaeo-sensitive area on the SAHRIS map.
- There is a possibility of archaeological resource been encountered.
- The committee had visual concern on the cultural landscape
- The committee noted that there could be structures older than 60years on site that were not accurately assessed.
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires that a HIA focusing on AIA, PIA and VIA and built environmental study.

**SB**

**12.25 Proposed fencing on REM of farm Klein Melkbosch no. 94, Blaauwberg, Cape Town, S38(4)-NID**

**Case No:** 21051908SB0521E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site contributes to the graded IIIA natural landscape, the committee had visual concerns around the proposed fencing.
- It is likely that archaeological resource will be encountered.
- Blaauwberg nature Reserve (BNR) has been approved by HWC council for formal protection as a PHS
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires that a HIA focusing on AIA and VIA.

**SB**

**12.26 Proposed Additions and Alterations on Erf 163, 22 Manatoka Road, Thornton, S34-A&A  
Case No: 21051801XM0520E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**12.27 Proposed Additions and Alterations on Erf 1722, 39 Sydney Street, Green Point, S34-A&A  
Case No: 21051405XM0518E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Greenpoint Ratepayers and Residents Association supports the proposal.

**FURTHER REQUIREMENTS**

Official comment on letterhead from Greenpoint Residents and Ratepayers Association required.

**XM**

**12.28 Proposed Additions and Alterations on Erf 2287, 85 Meade Street, George, S34-MW  
Case No: 21051910XM0520E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIC.

**DECISION**

The Committee resolved to approve the application.

**XM**

**12.29 Proposed Additions and Alterations on Erf 80465, 6 Third Avenue, Heathfield, S34-A&A  
Case No: 21051718XM0518E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**12.30 Proposed Additions and Alterations on Erf 89649, 28 Main Road, Kalk Bay, S34-A&A  
Case No: 21050302XM0518E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay and St James Residents and Ratepayers Association supports the proposal.

**FURTHER REQUIREMENTS**

Official comments on letterhead from Kalk Bay and St James Residents and Ratepayers Association required.

**XM**

**12.31 Proposed Additions and Alterations on Erf 90017, 173A Main Road, Kalk Bay, S34-A&A  
Case No: 21051709XM0518E**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay and St James Ratepayers and Residents Association did not comment within 30 days.
- HOMS is of the opinion that this application is referred to BELCom for their expertise.
- HOMS recommends that BELCom undertakes a site inspection before taking an informed decision.

**HELD OVER:**

Referred to BELCom on 10 June 2021. All I&APs and CoCT to be invited.

**XM**

**12.32 Proposed Maintenance repair on Erf 95144, 35 Orange Street, Gardens, UCT Hiddingh Campus,  
S34-Maintenance and Repairs  
Case No: 21042901XM0519E**

Ms Xola Mwandle introduced the case.

LM recused herself from the discussion and left the meeting.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- HOMS graded II.
- Inside HPO
- The Committee endorsed the recommendations as per the report by R Scurr Ardendorff dated 19 May 2021.

**DECISION**

- The Committee resolved to approve the application on condition that.
1. An architect with heritage experience monitors the work.
  2. A close out report to be submitted within 90 days of practical completion.

**XM**

**12.33 Proposed Additions and Alterations on Erf 132285, Carr Hill Road, Wynberg  
Case No: 21043006XM**

Ms Xola Mwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**12.34 Proposed Additions and Alterations on Farm 9795, Constantia  
Case No:21050512XM**

Ms Xola Mwandle introduced the case.

Ms Nicolene Visser was present.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application

Postponed until previous application documentation is received.

**XM**

**12.35 Proposed Total Demolition on Erf 3689, 1 Da Gama, Mossel Bay**

**INCOMPLETE APPLICATION**

Municipality comments required.

**MS**

**13. OTHER MATTERS**

13.1 None

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.

**15. CLOSURE: 12:15**

**16. DATE OF NEXT MEETING**

**7 June 2021**

Chairperson.....

**Date: 7 June 2021**

**Secretariat: A.Brown**

**Date: 7 June 2021**